

Appendix RTC2-C
Walnut Valley Unified School District
Public Workshop
(October 16, 2010)

This page intentionally left blank.



RJM DESIGN GROUP, INC.

PLANNING AND LANDSCAPE ARCHITECTURE

DRAFT

WALNUT VALLEY UNIFIED SCHOOL DISTRICT SITE 'D' CONCEPT PLAN REPORT NOVEMBER 10, 2010

The following information has been provided by representatives of the Walnut Valley Unified School District.

PROJECT SITE:

Size: Approximately 29 acres

Location: Southeast corner of Diamond Bar Blvd. and Brea Canyon Road

The current Specific Plan for the project site accommodates two separate land uses:

- Residential
- Commercial

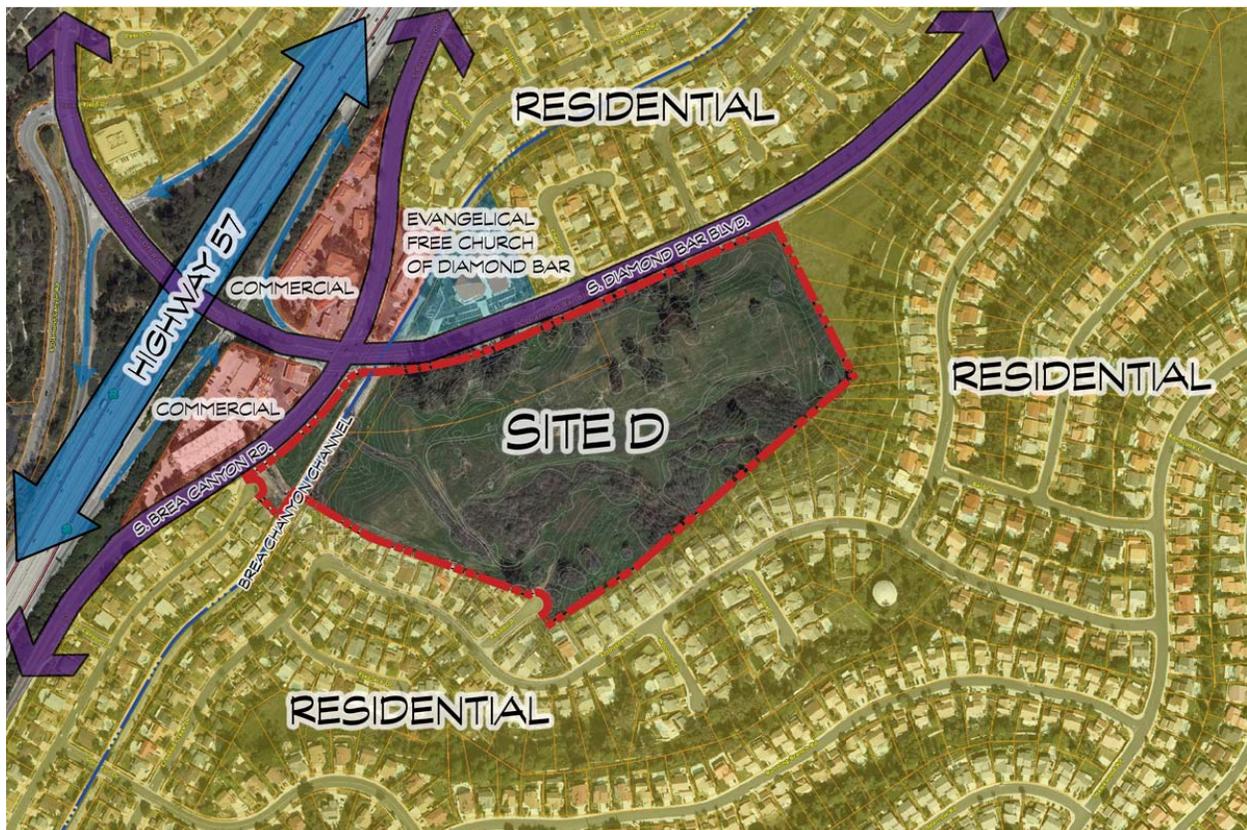
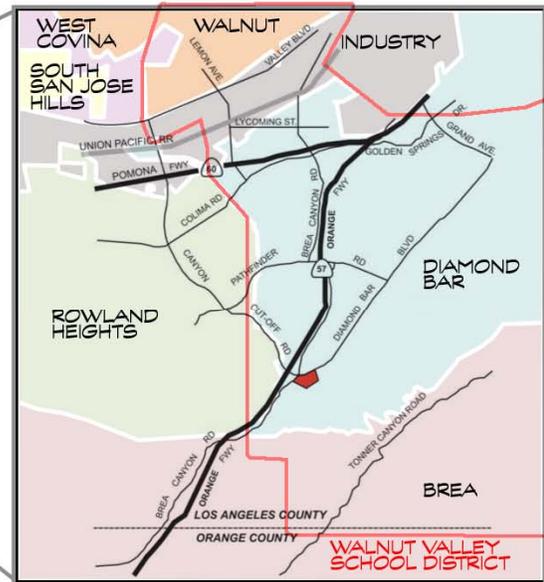
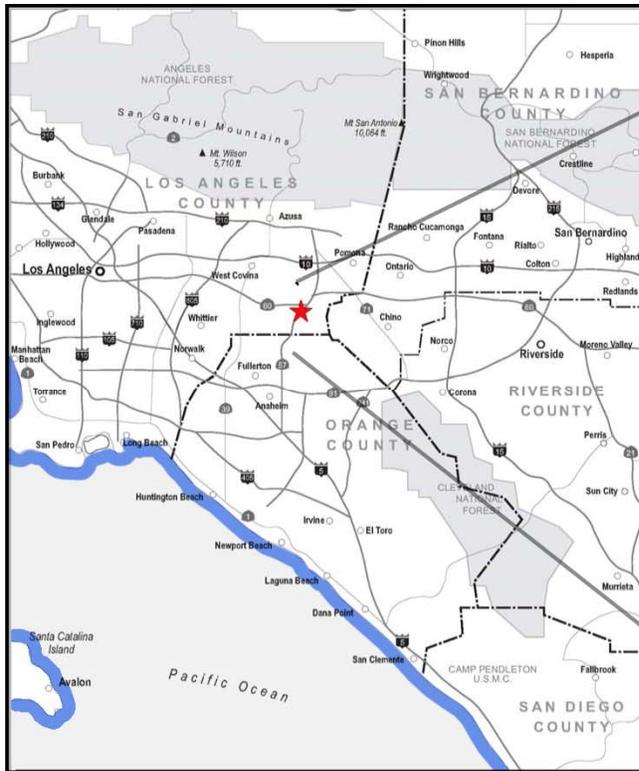
AUTHORITY

On September 16, 2010, RJM Design Group, Inc. was contracted to provide professional workshop facilitation and planning services for Site 'D'. The scope of work for the project included the facilitation of a community workshop and preparation of a Conceptual Plan to establish the extent and nature of the improvements for the project as identified by community participants.

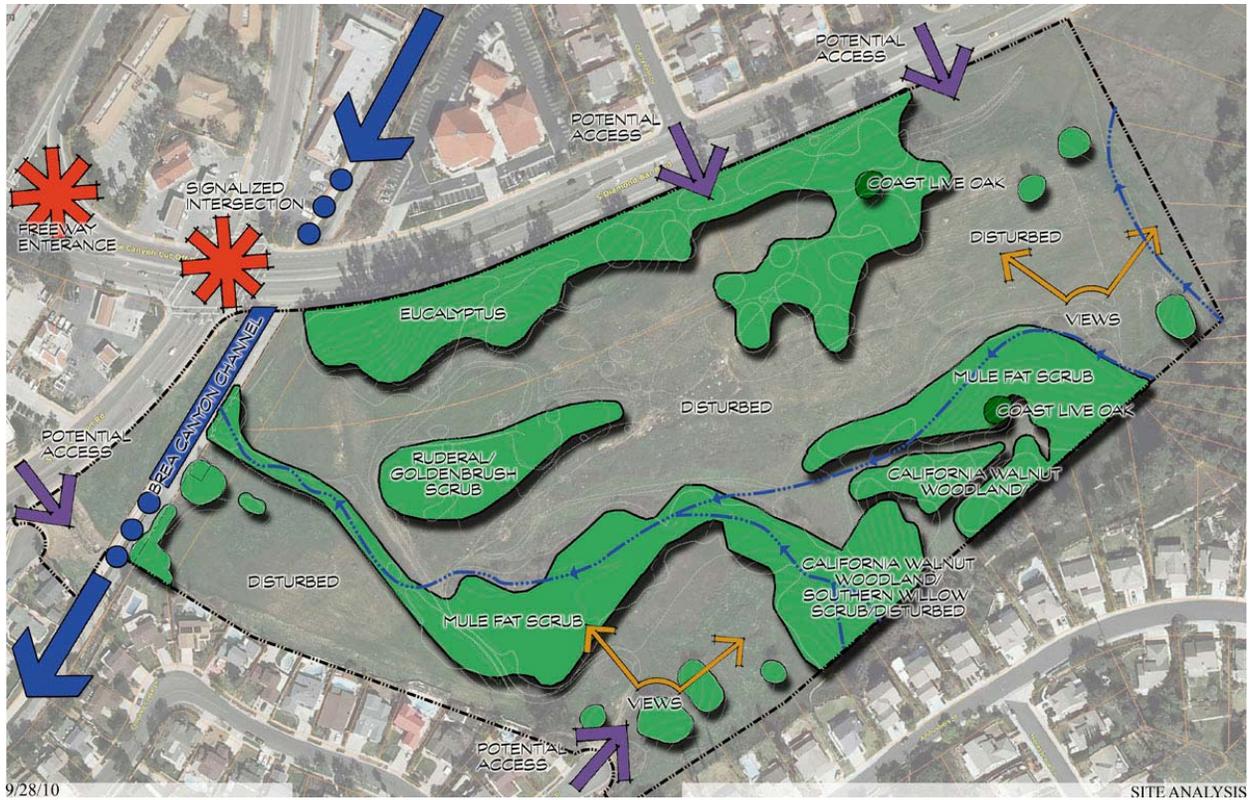
PURPOSE

The Concept Plan Report is a summary narrative of the site functions composed specifically to meet the needs of community involvement in developing and processing a Specific Plan for Site 'D'. Its purpose is to establish a Concept Plan that depicts the potential development of the site through a planning process that encourages community representatives and other stakeholders to participate effectively in the decisions on the potential land use, relationships, function, and circulation. The Concept Plan Report investigates site constraints and opportunities, and promotes understanding and support for the development program.

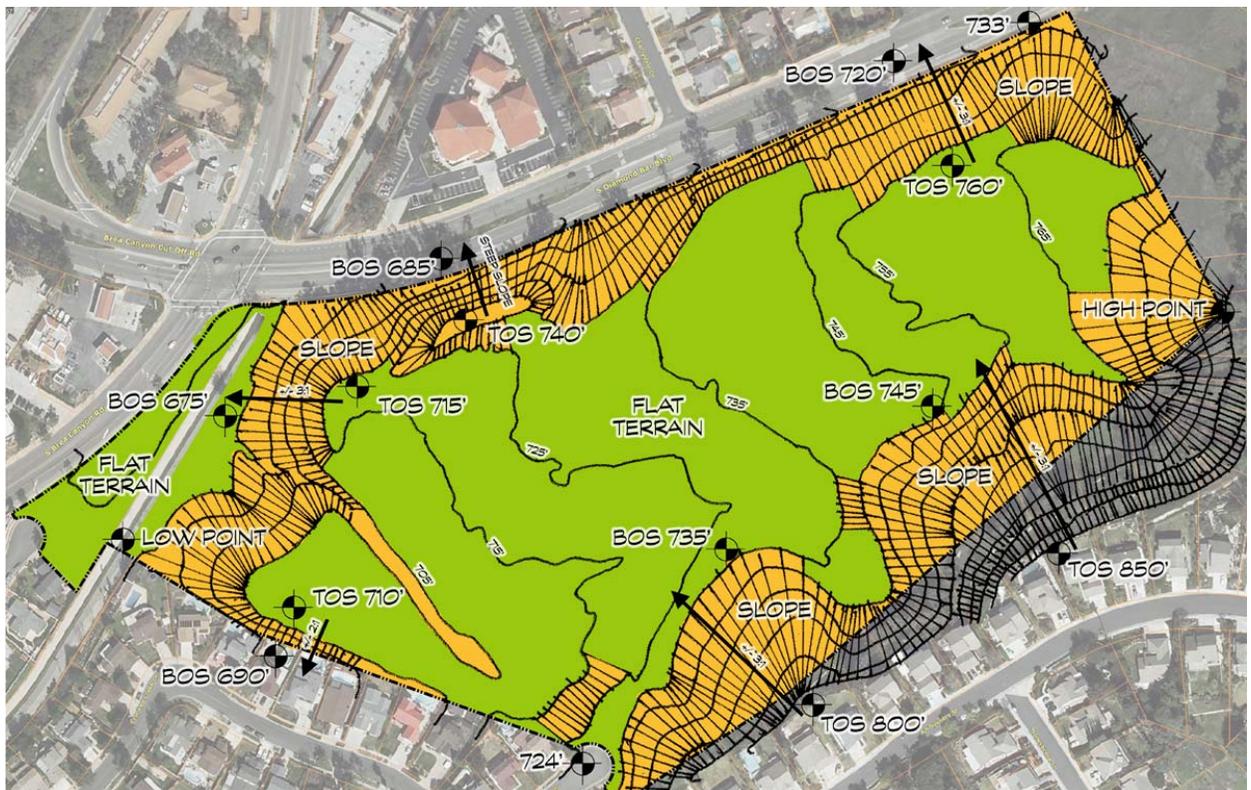
VICINITY MAP



SITE ANALYSIS



TOPOGRAPHIC ANALYSIS



COMMUNITY OUTREACH WORKSHOP SITE 'D'

October 16, 2010

INTRODUCTION

This report summarizes the results of the first steps in the process that was conducted as a part of the public outreach effort to encourage community members to share ideas regarding the future of Site 'D' in the City of Diamond Bar. The following lists the various steps in the process.

PROCESS

The process began with research analysis and fact finding. The project team, consisting of the Walnut Valley Unified School District, City of Diamond Bar Representatives, TRG Land and RJM Design Group, met first to review the approach and methodology. Data collection began to establish a comprehensive database through a review and analysis of available pertinent information provided by the client.

Site Analysis exhibits were created that identified the existing site and adjoining uses. The critical region of investigation focused upon the immediate site and those sites physically adjacent to the project area.

WORKSHOP INTRODUCTION

As part of the planning process, a workshop was held on Saturday, October 16th, from 8:30 am to 12:30 pm at the Castle Rock Elementary School. Seventy-Nine (79) residents and community members attended the workshop. Nancy Lyons, WVUSD Board President, welcomed the participants and provided an overview for the project then introduced Robert Mueting of RJM Design Group. Bob reviewed the process for the morning's activities and presented background information including the project history, current Specific Plan, site analysis, opportunities and constraints and then proceeded to facilitate the workshop activities.



WORKSHOP GOALS

The goals of the workshop are to:

1. Provide an overview of Site 'D' history, existing conditions and Specific Plan.
2. Tour the site and adjacent areas to become familiar with the Site.
3. Provide a forum for discussion of potential issues and improvements.
4. Provide an opportunity to share ideas.

SITE TOUR

The site tour was conducted at the beginning of the workshop on October 16, 2010. Each participant was given a "Taking Part" Workbook which contained a series of comments and questions to answer as they walked the tour route.

The format of the workshop follows a method called TAKING PART which is based on the theory that we all are inherently creative and that the real task for group leaders / teachers is to help us release our creativity. In TAKING PART we use many devices to release creativity – among these are actual experiences of issues, becoming aware together so as to develop a common language, sharing experiences so as to increase communication. Each person's feelings and attitudes have equal value. There are no experts who have "the answer". As the workshop progresses, more and more energy is released and more and more interaction of creative ideas occur until eventually some forms of creative consensus about the project emerge.

The workshop involved a series of exercises. First basic background information was provided and then all participated in the site awareness tour which allowed all to experience the site in the same way. The planning workshop followed, during which together all participants explored, discussed and developed actual concepts for Site 'D'.

DISCUSSION WORKSHOP

After the site tour, participants were divided into seven (7) different working groups for the discussion process. Each member of the group sat at a table of no more than eleven (11) participants with materials that included a flip chart, note cards, and markers to record their discussions. Volunteers were requested from each group to act as recorder/presenter. During the course of the workshop, two topics were presented for individual consideration and group discussion.



Below are the topics discussed:

- *What do you believe are the most important issues related to the development of Site 'D'?*
- *What suggestions can you think of to improve the Site 'D' Specific Plan?*

Initially, participants were asked to individually respond on forms that were distributed before the presentation of each topic. They were encouraged to list as many responses that came to mind.

A group discussion then began with individual members of each group sharing their responses with the entire group. Time was allotted for the groups to gain consensus on their top five answers on the particular topic. Following each topic discussion, the group's presenter reported their findings to all of the workshop participants.

Upon completion of the group presentations of the top five priorities for each topic, all individual topic response forms were collected.

WORKSHOP SUMMARY

After the presentations were given, the consultant team identified the top responses of all groups. They are listed below:

TOPIC 1

What do you believe are the most important issues related to the development of Site 'D'?

- ❖ Traffic
- ❖ Park Space
- ❖ Residential Density
- ❖ Fiscal
- ❖ Property Value

TOPIC 2

What suggestions can you think of to improve the Site 'D' Specific Plan?

- ❖ Low Density Housing
- ❖ Park
- ❖ Do Over
- ❖ Access Traffic
- ❖ Better Communication / Dissemination

GROUP CONCEPT PLANS

Each group was asked to take the consensus issues and improvements and utilize their creative energy, to develop a concept plan for the site. Based upon participant input, (7) alternatives were prepared by the groups during the workshop. Diagrammatic Plan alternatives were drawn based upon the design concepts developed by each group participating at the workshop indicating proposed site land uses, configuration, and accessibility.

CONCLUSION

Upon presentation of the top five priorities for each topic and each group's plan, all individual topic response forms were collected. Intermediate Supervisor Charles McCully responded to questions submitted on note cards by individual participants and then took questions from the workshop participants. The workshop participants were thanked for their involvement and the workshop adjourned.



The following chart represents the exact wording provided by each group on large format paper. They are aggregated here and color-coded to show the workshop consensus responses.

Topic 1 What do you believe are the most important **issues** related to the development of Site 'D'?

GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7
Traffic: Opposed to Emergency Exit on Posada. If there are more signals, they need to be synchronized.	Traffic: A critical analysis of ingress / egress. Engage outside agencies	South wants parity with North Diamond Bar public facilities, prefer park space	Ideal for public space / park development	City needs to determine a Specific Plan with conditions of approval	Compatibility with current land usage? Does it fit into existing environment?	Traffic Impact
Consider moving entrance from Cherrydale to Crooked Creek	Commercial: Place commercial along DB Blvd. Slippery slope of development.	Improvements not just impact schools and children to benefit – lowest density possible. Can things like fios be extended?	Traffic	Traffic congestion and environmental impact	Traffic congestion – more cars, accidents, pollution – air and noise Time – what is the value of your time?	Lack of Open Space
Want all residential and park . No commercial. Favor low density residential instead of high density.	What are the fiscal / cost benefits?	Public safety emergency vehicle access Traffic (ingress / egress / children) Not forcing wildlife into neighborhoods. Soil stability High water table	Public Safety	Alternative plans have not been presented (i.e. single-family homes , senior homes, etc.)	WVUSD – Land Sale ((1x income) vs. (income property) CODB Master Plan? Plan for long term revenue stream? Current vacancy? Down in nearby areas	Increase of population impact
What will be affect on water supply?	Lack of park / hiking areas	Ambiance: Consistent with historic appreciation for natural environment	Property value impact	Current Site D Plan devalues existing home value and reduce safety for residents		Vacancy in the commercial development
Concerns over increased pollution.	Place houses against houses.	Property values in all decisions. Define low income and why this is good. Noise: Topography and trees utilized in plan	Fiscal/Political best interest of community Responsibility Misinformation/ Current Plan	Concern that high-density housing is detrimental to neighborhood		Lower density supports property values Loss of historical value of property

ISSUES
Traffic
Park Space
Residential Density
Fiscal
Property Value

Other Issues:

- Compatibility
- Public Safety
- Specific Plan with Conditions
- Moving Entrance to Crooked Creek
- Commercial along DB Blvd.
- Lack of Open Space
- Increase of Population Impact
- Affect on Water Supply
- Vacancy in Commercial Development
- Increased Pollution.

Topic 2

What suggestions can you think of to **improve** the Site ‘D’ Specific Plan?

GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7
Low density homes	Better communication to DB residents -A stand alone website -A place for input	Lower Density	SCRAP IT !	City / EIR Consultants to provide alternative plan to not devalue home or reduce resident safety (i.e. low density housing with park)	Shred it – Do over	Long term recurring income
No block walls	Create a green belt of park space perimeter or 1/3 park space	Ingress/Egress improved	Develop alternatives -Park	If commercial is required, then proposed residential should be buffered between existing residential and proposed commercial.	Low density housing	Apply to different open space organizations that would provide financial assistance to build historical park
Park in middle of homes A. Bike B. Walk C. Open to Posada	Updated traffic study	No commercial	-LD Housing -Library, etc.	Provide additional emergency access for future development.	Park to preserve nature and the animal wildlife (i.e. City of Walnut LPRD)	Castle Rock replacement
Community focal point at corner of DB Blvd. and Brea Canyon – Welcome DB – put windmill here	Look at like developments i.e. Phillips Ranch	We would like wider dissemination of plan to general community	Redo – Analysis based upon current data	Have workshop with potential future developers	Notify all of the residents of Diamond Bar to get the entire City’s feelings on the proposed Site D plan.	Realign DB Blvd. to increase number of lanes
Berms separating old and new. No walls – green belt						

IMPROVEMENTS
Low Density Housing
Park
Do Over
Access Traffic
Better Communication / Dissemination

Other Improvements:

- Provide Alternative Plan
- Long Term Income
- No Block Walls
- Buffered Between Existing Residential and Proposed Commercial
- No Commercial
- Castle Rock Replacement
- Focal Point at Corner
- Look at Phillips Ranch
- Workshop with Potential Developers
- DB Blvd. to Increase Number of Lanes
- Green Belt

GROUP PLANS

Each group was asked to take the ideas and issues discussed and utilize their creative energy to develop a plan for Site 'D'. Based upon community input, seven (7) alternatives were prepared by the participants of the workshop.

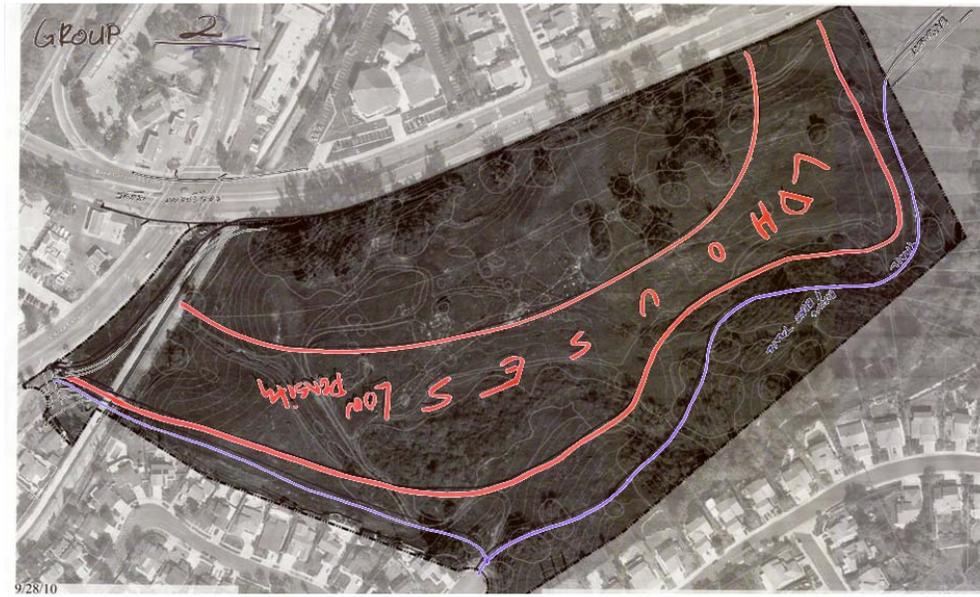
GROUP 1





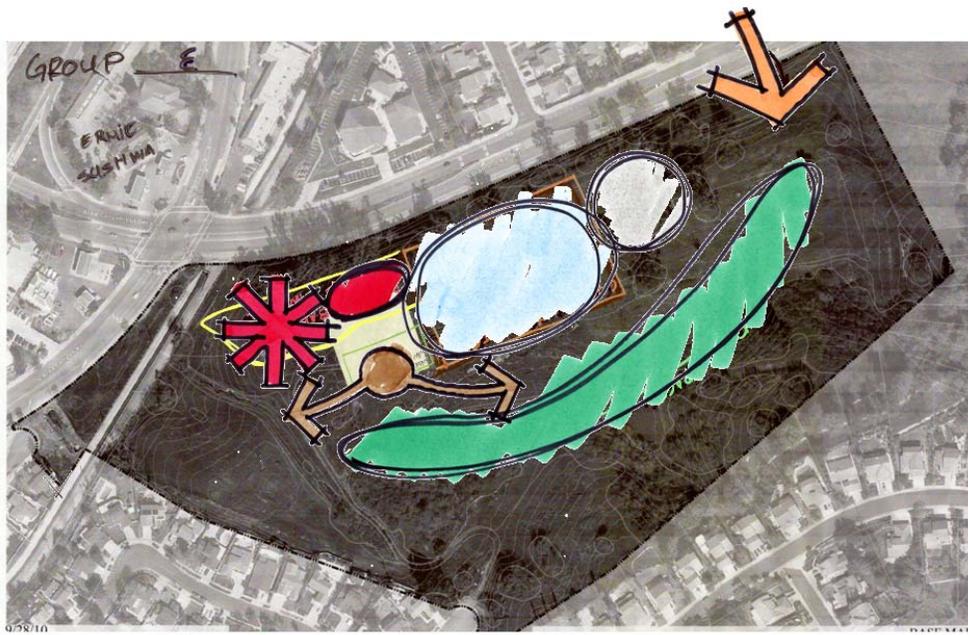
GROUP 2





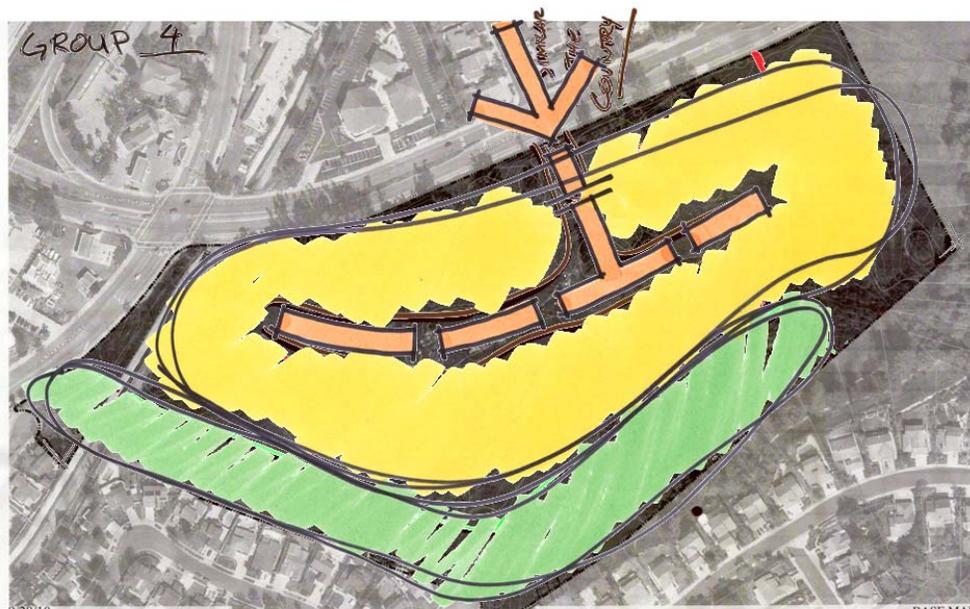
GROUP 3



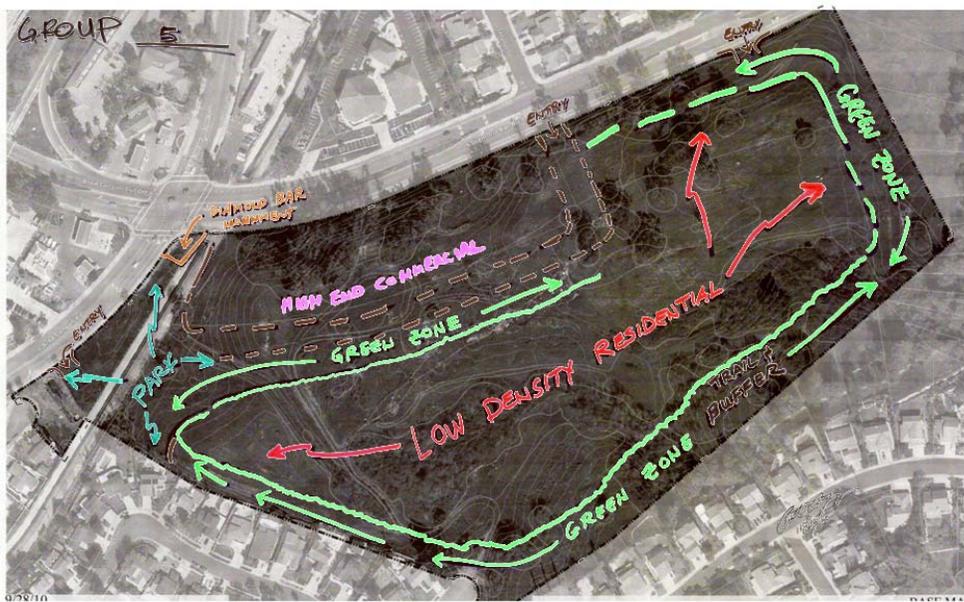


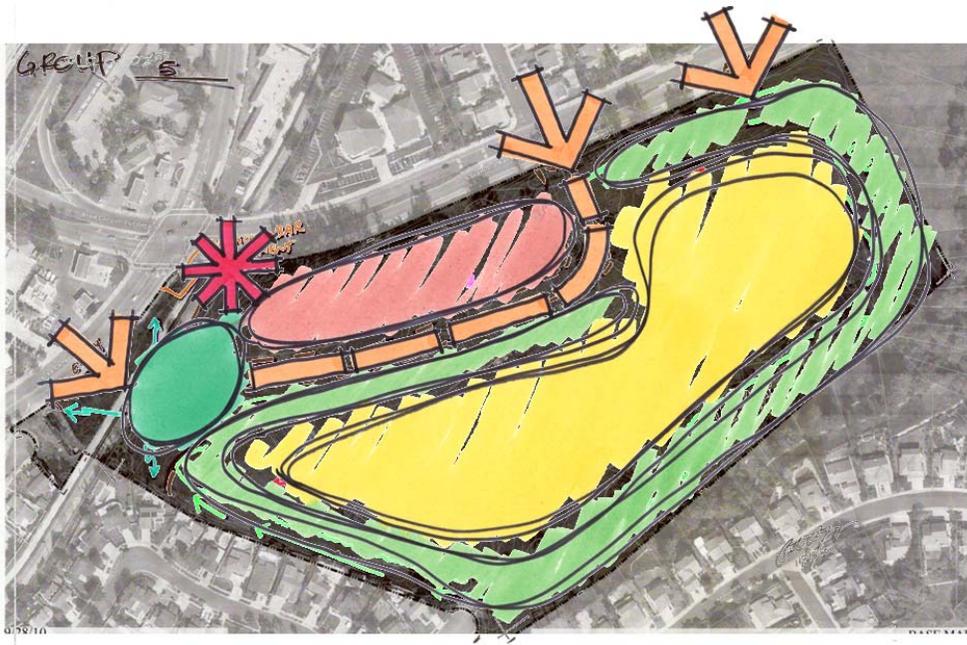
GROUP 4



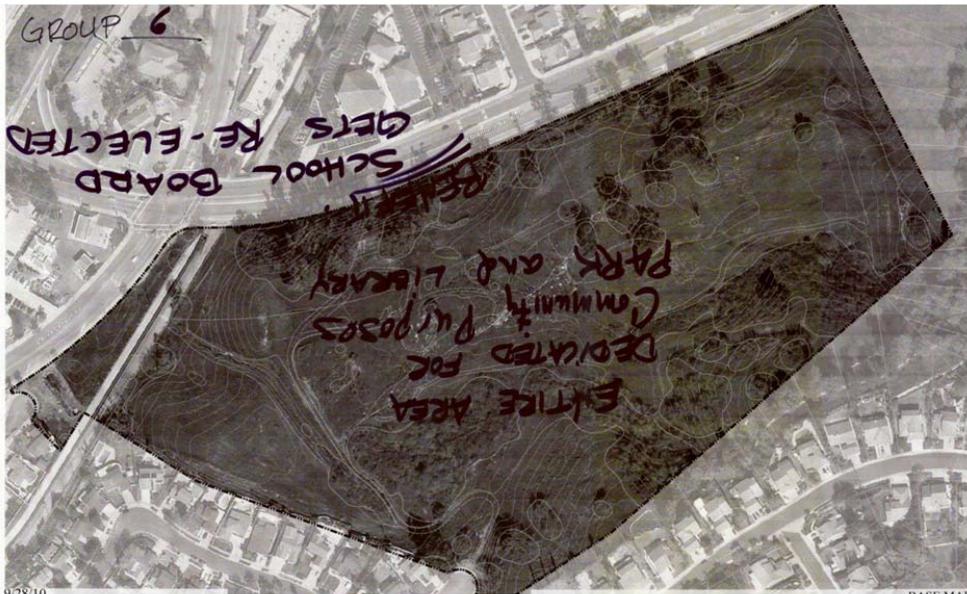


GROUP 5





GROUP 6

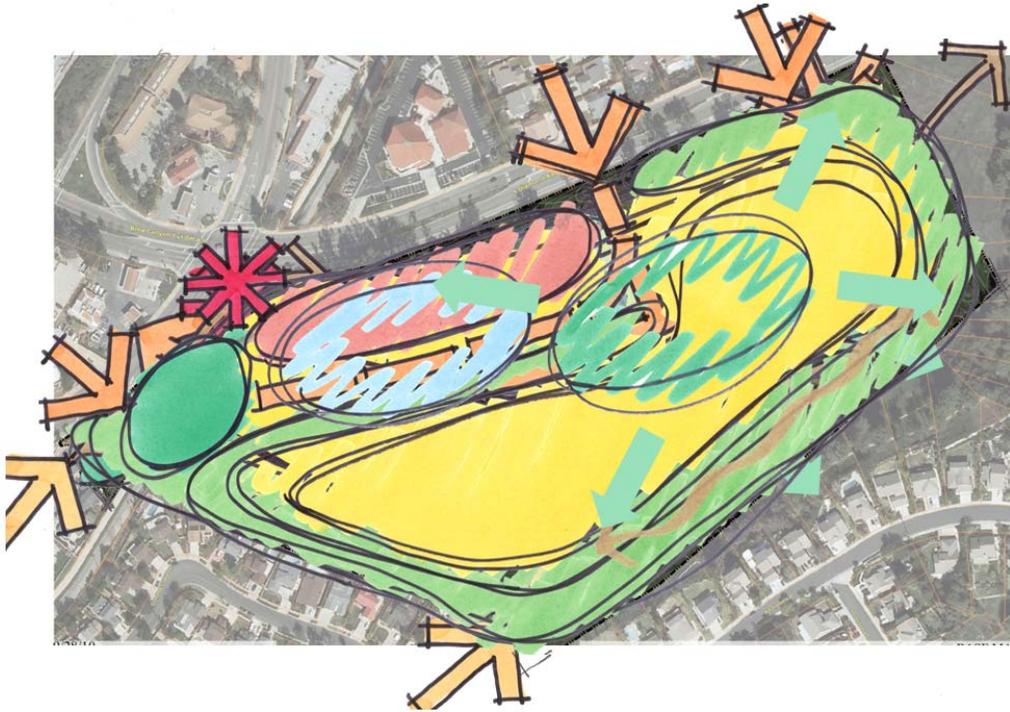




GROUP 7



COMPOSITE PLAN



CONSENSUS PLAN



The group plans indicated a number of unique design ideas and program elements. In some cases, many of the group plans were consistent in providing specific elements and even in the general location.

The following is a group plan summary chart showing the program elements suggested by the workshop participants.

Walnut Valley Unified School District Element Summary	Workshop Groups							Total # of Groups that Identified Element
	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7	
Identified Element								
Commercial					High End			1
Community Center			✓					1
Community Purposes						✓		1
Entry/Brea Canyon	Exit				✓			2
Entry/Cherrydale				Gated	✓			2
Entry/Crooked Creek	✓		✓		✓			3
Entry/Pasado	Pedestrian only							1
Focal Point	✓		Windmill		Monument			3
Green Space/Open Space				✓	Buffer Zone			2
Homes	✓	Low Density		Low Density	Low Density			4
Library						✓		1
Overpass		Diamond Blvd. & Brea Canyon						1
Park	Neighborhood Park		Community Park		Neighborhood Park	Community Park		4
Parking			✓					1
Partner with Developer							✓	1
Shared Equity							✓	1
Trail	✓	✓	✓		✓			4
Trail Easement		✓						1

Plan alternatives were drawn based upon the design concepts developed by each group participating at the workshop indicating proposed land uses.

The consensus design plan was presented to, and reviewed by, the workshop participants and School Board.